



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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September 08, 2015


The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

34 September 8, 2015


PATRICK OZAWA
ACTING EXECUTIVE OFFICER

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF LANCASTER, PALMDALE, AND PEARBLOSSOM (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

13113 East Avenue W 11, Pearblossom, California 93553
34380 125th Street East, Pearblossom, California 93553
38454 88th Street East, Palmdale, California 93552
46400 100th Street East, Lancaster, California 93535

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 13113 East Avenue W 11, Pearblossom, California 93553

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 18, 2015, the property be cleared of all trash, junk, debris, and all overgrown vegetation and maintained cleared thereafter, (b) that by September 18, 2015, permits be obtained and the fire-damaged structure be repaired to code, rebuilt to code, or demolished, and (c) that the structure be maintained secured. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was fire damaged, open and accessible to children, vandalized, and a threat to public safety and welfare until it is barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The dwelling lacks hot and cold running water to the required plumbing fixtures.
5. The premises contain attractive nuisances dangerous to children in the form of abandoned or broken equipment, furniture, junk, and overgrown vegetation.
6. Portions of the interior and exterior walls are fire damaged.
7. The building contains fire-damaged ceiling and roof support.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 34380 125th Street East, Pearblossom, California 93553

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 18, 2015, the property be cleared of all trash, junk, debris, discarded household furniture, appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by September 18, 2015, permits be obtained and the mobile home be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. The mobile home is off the foundation.
6. Abandoned, wrecked, dismantled, or inoperable vehicles and parts thereof stored for unreasonable periods on the premises.

7. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 38454 88th Street East, Palmdale, California 93552

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 18, 2015, the property be cleared of all trash, junk, debris, and all overgrown vegetation and maintained cleared thereafter, (b) that by September 18, 2015, permits be obtained to properly abandoned the sewer or sewage disposal system, and (c) that by September 18, 2015, the abandoned, dismantled, or inoperable vehicle(s), including recreational vehicles, campers, and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Mobile home is in a state of disrepair, hazardous, and shall be demolished.
3. Overgrown vegetation and weeds constituting an unsightly appearance.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 46400 100th Street East, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 18, 2015, the property be cleared of all trash, junk, debris, discarded household furniture, appliances, miscellaneous personal property and all overgrown vegetation and maintained cleared thereafter, (b) that by September 18, 2015, permits be obtained and the structure be repaired to code, rebuilt to code, or demolished, and (c) that the structure be maintained secured. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are open and accessible to juveniles and transients, dilapidated, apparently abandoned, and are a health, fire, and safety hazard to the adjacent community. The buildings or structures must be secured or closed immediately so as to prevent unauthorized persons from gaining access.*

3. Portions of the interior and exterior walls are defective, deteriorated, and inadequate.
4. Doors and windows are broken.
5. The electrical system is nonconforming, missing, and potentially hazardous.
6. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
7. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
8. Miscellaneous articles of personal property scattered about the premises.
9. Trash, junk, and debris scattered about the premises.
10. Large swimming pool exists as a safety hazard.

The interior of the buildings were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

If, in your opinion, the buildings or structures are sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this List of Defects, you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

The Honorable Board of Supervisors

9/8/2015

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office